

2026-01-08



**CONSENT APPLICATION (CHANGE OF CONDITION)
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 860 Fieldown Street
Legal Description: Part of Lot 7, Registered Plan 50M-187
File No.: D08-01-25/B-00228
Report Date: January 08, 2026
Hearing Date: January 13, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Village Designation
Zoning: V1E

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

The Lot Line Adjustment application was heard by the Committee of Adjustment on November 18, 2025, and the provisional consent was granted by the Committee of Adjustment on November 28, 2025.

The applicant has since filed a Change of Condition application under Section 53(23) of the Planning Act. It is proposed to replace the standard condition requiring the depositing of the R-Plan with a revised version. The new condition will reference a revised Draft R-Plan. The revised R-Plan increases the area of Part 1 to 309.9 sqm and increases the setback from North lot line to the existing structure to 1.6 m. The purpose of this is to ensure that existing structure complies with the Ontario Building Code, O. Reg. 163/24 as amended, in regard to the limiting distance along the proposed North property line.

ADDITIONAL COMMENTS

Planning Forestry

- There are no tree-related impacts associated with the severance requested.

Right of Way Management

- The Right-of-Way Management Department has no concerns regarding the proposed lot line adjustment, as there are no changes planned to the existing

private approach and no indication that a new approach will be established on either property.

CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following condition on the application:

1. That the Owner(s) provide proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that each existing parcel has its own well, independent private sewage system, and storm/foundation drainage and that they do not cross the proposed severance line. If the systems do cross, are not independent, or do not meet the minimum spacing requirements of the Ontario Building Code and City of Ottawa Hydrogeological and Terrain Analysis Guidelines, the Owner(s) will be required, at their own cost, to relocate the existing systems or construct new systems.



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